



## Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £925,000 Freehold

A detached house at the very end of a popular, no-through avenue in gardens of approximately 0.38 acre. NO ONWARD CHAIN.

Three bedrooms, family bathroom, two reception rooms plus a study, downstairs shower room with WC, kitchen/breakfast room, conservatory, parking and garden.

In all, approximately 0.38 acre.

EPC Rating: "D" (59).

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## DESCRIPTION

Believed to date from the 1930's, the property is a detached family home with brick and pebble-dash elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the fantastic ground floor accommodation which would suit a wide range of incoming purchasers. The kitchen/breakfast room has enough room for a family sized table and a door leads to the conservatory which has a delightful outlook over the garden. There are three reception rooms and there's even a shower room on the ground floor, should one desire to live on the one floor. From the hall, stairs rise to the first floor landing, off which are three bedrooms that are all large enough to accommodate double beds and a family bathroom with separate shower. Outside, the house is approached by a shingle drive with parking for a number of cars. The garden lies to the rear and is mainly laid to lawn. There are a variety of mature borders and hedging and in all, the property lies in plot of approximately 0.38 acre.

Services: Mains gas, electricity, water and drainage.



## LOCATION

The property is situated to the west of the town centre at the very end of a tree lined avenue, 0.6 mile from the train station and only 0.9 mile to The High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

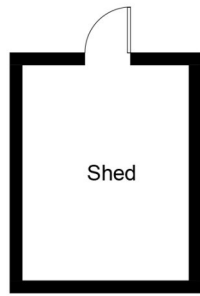
From our office at 26 High Street, proceed up the High Street and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing and at the first roundabout, take the second exit into Bell Hill and then the first turning on the right into Woodbury Avenue. Continue along the road and as it bends to the left, turn right down a spur road. The property is situated at the end of the road straight ahead of you.

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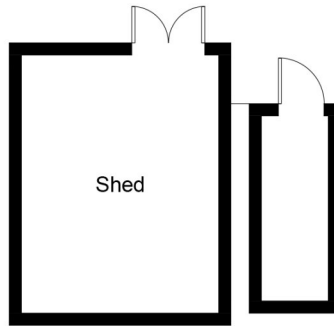


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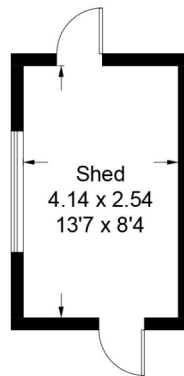
Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft  
 Summer House / Shed = 20.3 sq m / 218 sq ft  
 Total = 175.7 sq m / 1891 sq ft  
 (Excluding Non Demised Sheds / Eaves / Store)



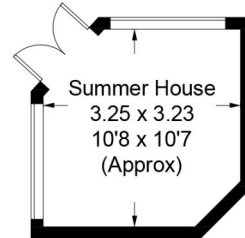
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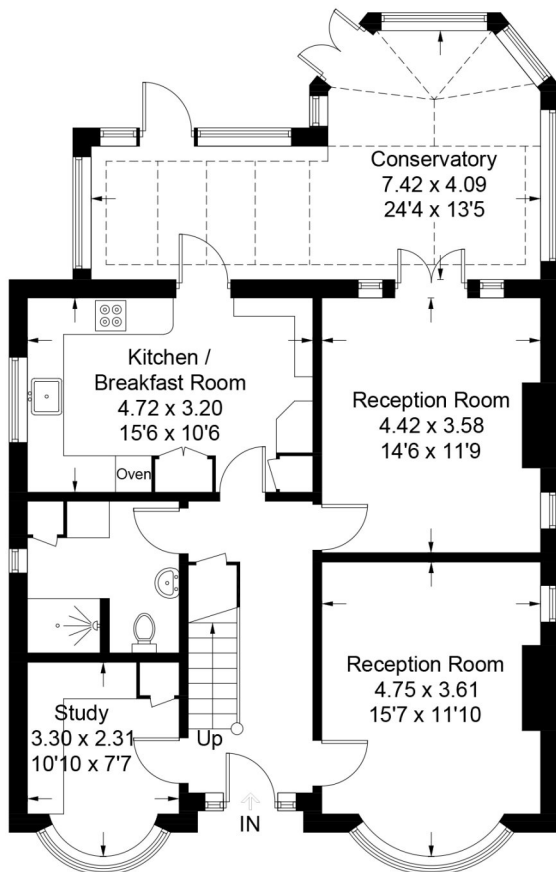
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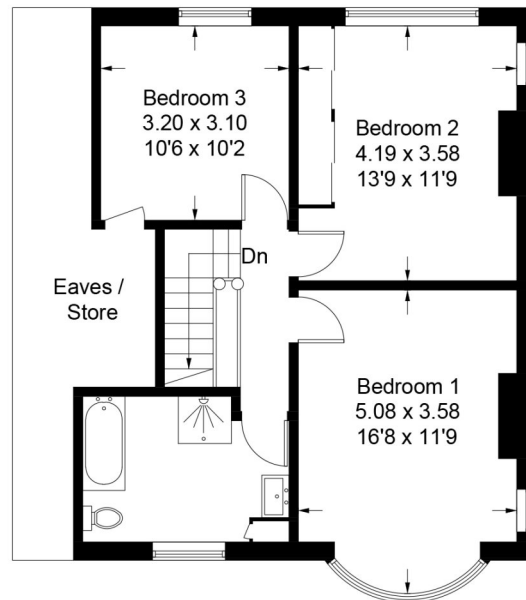
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(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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